

41-100
#1640NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT

011771

WALTER B. FRAME, JR. of 34 Burleigh Street, Waterville, Maine 04901 and RICHARD D. FRAME of 202 Latham Road, Mineola, NY 11501, for consideration paid, grant to R-W Corp., a New York corporation with a mailing address of 202 Latham Road, Mineola, NY 11501 with QUITCLAIM COVENANT, all their right title and interest in a certain lot or parcel of land in Waterville, Kennebec County, State of Maine, bounded and described as follows:

See attached Schedule A for description of property.

Meaning and intending to release any interest in the premises conveyed to the within Grantors by deed from the Estate of Walter B. Frame, Sr. recorded simultaneously herewith at the Kennebec Registry of Deeds.

Mary Ann Frame, spouse of the Grantor Walter B. Frame, Jr. and MARILYN Frame, spouse of Grantor Richard D. Frame, releases all rights in the premises being conveyed.

WITNESS our hands this 18th day of May, 1993.

Walter B. Frame, Jr.
as to both

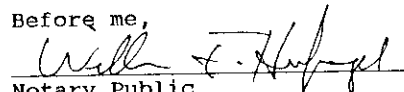
Walter B. Frame, Jr.
Mary Ann Frame
Richard D. Frame
Marilyn Frame

STATE OF MAINE
COUNTY OF KENNEBEC

May 18, 1993

Personally appeared the above-named Walter B. Frame and
acknowledged the signing of the foregoing instrument to be his
free act and deed.

Before me,


Notary Public

(type or print name below line)

L-T-1211

WILLIAM F. HUFNAGEL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 9, 1999



41-100

COMMENCING in the northerly line of Kennedy Memorial Drive at an iron pin in the southwesterly corner of property formerly of George Stern, et al.; thence N 55 degrees E, 720 feet in the northwesterly line of said Stern to an iron pin in an angle in the line of said Stern; thence continuing in the same direction 280 feet to an iron pin; thence turning an interior angle of 66 degrees 30' to the left and running N 58 degrees 30' W 400 feet to an iron pin; thence turning an interior angle of 113 degrees 30' to the left and running S 55 degrees W, 1,001 feet to an iron pin in the northerly line of Kennedy Memorial Drive; thence southeasterly in said northerly line of Kennedy Memorial Drive 400 feet, more or less, to the point of beginning.

Also another certain lot or parcel of land situated in said Waterville, with any buildings thereon, bounded and described as follows:

BEGINNING at an iron pin in the northerly line of Kennedy Memorial Drive, which pin marks the boundary line between land now or formerly of Elsmore M. Penney and land now or formerly of Furbush Chevrolet, Inc.; thence in a line perpendicular to the side line of said Highway in a northerly direction a distance of 300 feet, more or less, to the southerly line of land conveyed by Elsmore M. Penney, to Bruce and Adele Trembly; thence at an angle of 90 degrees, more or less, in an easterly direction and along the southerly bound of said Trembly's land to the westerly bound of Furbush Chevrolet, Inc.; thence at an interior angle of 68 degrees 15' in a course S 53 degrees W and along the westerly line of the said Furbush Chevrolet, Inc. a distance of 325.8 feet to the iron pin at the point of beginning.

The above two lots or parcels of land are the same premises conveyed to Walter B. Frame, Sr., Walter B. Frame, Jr. and Richard D. Frame by Warranty Deed from Frame Realty Corporation dated May 21, 1979 and recorded November 16, 1979 in the Kennebec Registry of Deeds in Book 2256, Page 74. Walter B. Frame, Sr. died a resident of Nassau County, New York on August 8, 1981 and devised his interest in said real estate herein to Walter B. Frame, Jr. and Richard D. Frame.

Excepting and reserving the right of way retained by Elsmore M. Penney in deed to Furbush Chevrolet, Inc. dated July 28, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1148, Page 226, to the extent it shall exist, but not hereby creating any rights.

Excepting and reserving the following utility easements:

Central Maine Power Co., in deed dated April 21, 1944, recorded in Kennebec Registry, Book 801, Page 481.

Central Maine Power Co., in deed dated December 13, 1968, recorded in said Registry, Book 1487, Page 821.

Waterville Sewerage District, in deed dated May 1, 1972, recorded in said Registry, Book 1585, Page 833.

Central Maine Power Co., in deed dated December 29, 1973, recorded in said Registry, Book 1707, Page 61.

This conveyance is made subject to mortgage to Furbush Chevrolet, Inc., dated March 14, 1979 which the Grantee, by its acceptance of this deed, hereby assumes and agrees to pay.

ATTEST:

Walter B. Frame, Jr.

1993 MAY 21 AM 9:00

RECEIVED KENNEBEC SS.